

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0647	
1. Location	2 Fernwood Court, Springfield, Tallaght, Dublin 24.		
2. Development	New house to side.		
3. Date of Application	04/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Building Design Company, Address: Castlevue, Main Street Lower, Leixlip,		
5. Applicant	Name: D. McEntee, Address: 2 Fernwood Court, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0213 Date 31/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0510 Date 13/03/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	Date	Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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PLANNING
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Building Design Company,
Castleview,
Main Street Lower,
Leixlip,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0510	Date of Final Grant 13/03/97
Decision Order Number 0213	Date of Decision 31/01/97
Register Reference S96A/0647	Date 4th December 1996

Applicant D. McEntee,

Development New house to side.

Location 2 Fernwood court, Springfield, Tallaght, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That THE proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
 To protect the amenities of the area.
- 4 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
 In the interest of the proper planning and development of the area.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
 In the interest of amenity.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. No part of the proposed house shall be within 5.0m of any public sewer or watermain located in the footpath or verge adjacent to the site boundary.
REASON:
 In the interest of public health.
- 7 The new rear garden boundary wall shall be capped and plastered on its external face.

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REASON:

In the interest of visual amenity.

- 8 The footpath and kerb at the proposed entrance shall be
 dishd to the satisfaction of the Roads Maintenance
 Division, South Dublin County Council at the applicants
 expense.

REASON:

In the interest of traffic safety.

- 9 All gable elevation windows shall be in obscure glazing.

REASON:

To preserve the privacy of adjoining residential properties.

- 10 All external finishes shall match the existing house on this
 site.

REASON:

In the interest of visual amenity.

- 11 That a financial contribution in the sum of £750 (seven
 hundred and fifty pounds) be paid by the proposer to South
 Dublin County Council towards the cost of provision of
 public services in the area of the proposed development and
 which facilitate this development; this contribution to be
 paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council
 will facilitate the proposed development. It is considered
 reasonable that the developer should contribute towards the
 cost of providing the services.

- 12 That a financial contribution in the sum of money equivalent
 to the value of £800 (eight hundred pounds) as on 1st
 January, 1991, updated in accordance with the Wholesale
 Price Index - Building and Construction (Capital Goods) as
 published by the Central Statistics Office to the value
 pertaining at the time of payment shall be paid by the
 proposer to South Dublin County Council towards the cost of
 roads improvements and traffic management in the area of the

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proposed development and which facilitate this development;
 this contribution to be paid before the commencement of
 development on the site.

REASON:

It is considered reasonable that the developer should
 contribute towards the expenditure that was incurred and/or
 that is proposed to be incurred by the Council on road
 improvement works and traffic management schemes
 facilitating the proposed development.

- 13 That a financial contribution in the sum of £1,000 (one
 thousand pounds) be paid by the proposer to the South Dublin
 County Council towards the cost of the provision and
 development of public open space in the area of the proposed
 development and which will facilitate the development; this
 contribution to be paid before the commencement of
 development on site.

REASON:

It is considered reasonable that the developer should
 contribute towards the expenditure that was incurred and/or
 that is proposed to be incurred by the Council on the
 provision and development of amenity lands in the area which
 will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

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.....*A. J. O'Connell*.....*18th* March 1997
for SENIOR ADMINISTRATIVE OFFICER